

CHARTER TOWNSHIP OF HARRISON
HARRISON TOWNSHIP, MICHIGAN 48045
MASTER PLAN MINUTES
THURSDAY, JULY 31, 2008 – 7:00 P.M.
APPROVED MASTER PLAN MINUTES – AUGUST 21, 2008
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A special meeting of the Harrison Township Planning Commission was held on **Thursday, July 31, 2008 at 7:00 PM** in Rosso Memorial Hall located at 38255 L'Anse Creuse, Harrison Township, Michigan 48045.

A. CALL MEETING TO ORDER:

Chairman Tomenello called the meeting to order at 7:05 p.m.

B. ROLL CALL:

PRESENT: Members Mark Bacha, Bill Fowke, Douglas McDougal, Mike Rice, John Swiatkowski and Chairman Lawrence Tomenello

ABSENT: Member Maria Zingas - Excused

ALSO PRESENT: William Servial – ZBA
Sharon Eineman – Board of Trustee Member
Patrick Meagher -Township Planner
Cynthia Chambos – Recording Secretary

C. APPROVAL OF AGENDA:

Motion for approval of agenda as presented was made by majority vote.

Ayes: 6 Nays: 0

D. PRESENTATION OF PRELIMINARY MASTER PLAN:

Patrick Meagher, Township Planner (CPM), gave a brief overview of the preliminary process and also mentioned other issues he felt were pertinent to this Master Plan. Some of these highlights are as follows:

- 1) Expanding Green Portion/Programs
 - Rain Gardens
 - Wetlands Preservation
 - Windmills
 - Solar Energy
 - Land Conducive To
 - CPM to provide narrative relative to utilizing LEED principles and sustainable design practices and include strategies to promote enhanced development opportunities resulting from such use.
 - CPM to provide narrative relative to utilizing wind energy and appropriate locations for possible application.

- 2) Historic Landmark Preservation

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3) New Township Facilities

- Best Area for new Facilities – Possible Adjoining Properties (Future)
- Major Requirement would be an Architect/Accountant Facilities Study
- Possible Library Facilities
- CPM to indicate the current location of the township municipal offices is determined to be situated in the best possible location and provide supporting data substantiating such conclusion.
- CPM to indicate any possible library would be best situated in the current location of the township municipal offices.
- CPM to clarify that the master plan for the township municipal complex is based on the assumption that Selfridge property is not available for civic development.

4) New Firehouse Expectations

- North End of Township
- Near SANG Base?
- CPM to indicate on land use map the proposed location of the 3rd firehouse

5) Density Issues – Too Complicated?

- Explanations given of the revision from “gross” density to “net” density Techniques
- CPM to provide examples of density calculation strategies from other communities
- CPM to provide data supporting proposed increases to residential densities

6) Shows Signs of Stagnate Growth through 2035

- CPM to include projections for major demographic and economic analysis.

7) Density Issues with Land Purchased by Township

- Change to Zero Density
- Public Usage
- CPM to revise the Land Use Plan for the “Parkway Parcel” from Single Family Residential (R1-C) to Public.
- CPM to delete the “Parkway Parcel” from the Single Family Residential – Land Use Plan.

8) Possible Zoning Plan Page

9) Possible Inventory of Utilities

- CPM to include maps defining the scope of existing utilities
- CPM to include narrative describing any limitations of the existing utilities and how such would impact future growth

10) Mass Transit System

- Metro Parkway – From Beach and Stretching to the West
- Work with Clinton Township – Possible Joint Venture
- CPM to identify on a map the proposed route of a mass transit system (coordinated with Clinton Township)

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After the presentation, a brief discussion ensued among members and Mr. Meagher relative to changes that were discussed during the presentation. Some of these highlights are as follows:

- 1) Future Land Use Considerations
 - Historic Land Marks
 - Where?
- 2) Master Plan Foundation
 - Legal Obligation to Township
- 3) Public Involvement
 - How the Public has helped us get to this point
- 4) The Vision of the Master Plan
 - Not easy to arrive at
- 5) Vision Doctrine
 - Obligation to understand it
 - For Everyone
- 6) Better Land Use Outline
- 7) Changes to Future Vision of South River Road/Jefferson Intersection
 - Nautical Theme
 - CPM to revise the isometric sketch presented to incorporate a stronger “nautical” theme and soften the commercial implications.
- 8) Implementation and Design Standards
 - Should be looked at once a year
- 9) Required Reviews of Master Plan
 - Every five (5) years
 - Record of its occurrence

With the conclusion of this discussion, it was decided that the Planning Commission was not comfortable presenting this to the Zoning Board of Appeals. The meeting scheduled on August 18, 2008, will be used by Patrick Meagher, Township Planner, to present an updated presentation with the suggestions and changes, discussed here tonight, once again to the Planning Commission. The Planning Commission will, at that time, set a new date to present the preliminary plan to the Zoning Board of Appeals.

E. UNFINISHED BUSINESS: None

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F. **COMMENTS:** None

G. **ADJOURNMENT:**

The Master Plan Meeting was adjourned at 9:55 p.m. with a motion by Member McDougal supported by Member Rice and approved by majority vote.

Ayes: 6 Nays: 0

Mark Bacha, Secretary
Harrison Township Planning Commission

Cynthia Chambos, Recording Secretary